

CAPSULE SUMMARY
BA-1817
Peterson-Tracey Duplex #2
136-138 Church Lane
Cockeysville, Baltimore County
Circa 1926
Private

The Peterson-Tracey Duplex #2, constructed circa 1926, reflects the early 20th century history of the town of Texas as it grew from a small limestone quarry town established in the early 19th century. The twin dwelling, constructed as an apartment building for local workers, is directly related to the industrial history of the community as it would have provided accommodations to the local workers and their families. Although commonly known as a duplex, this type of building is more appropriately known as a twin dwelling, for the former term generally refers only to two-family dwellings that are divided horizontally between floors rather than vertically between bays.

The two-story twin dwelling is four bays wide and features a solid random rubble stone foundation and hipped roof clad in asphalt shingles. The two-bay-deep wood frame structure is clad in wood shingles. Each apartment occupies two bays, and a two-bay wide porch with a half-hipped roof supported by tapered wood posts on stone piers shelters the two entries that pierce the central two bays. The building fronts south and sits close to the road with a parking lot and similar twin dwelling to the east. A three-light transom surmounts each sash-and-paneled single-leaf wood door with one-light sidelights over paneled dado. The three window openings of the west apartment feature 1/1 vinyl sash with vinyl surrounds while those of the east apartment contain 1/1 wood sash with square-edged wood surrounds. A single parged chimney rises from the center of the back slope of the roof. One-story, three-sided bay windows project from the sides of the dwelling. A one-story projection with a shed roof extends from the rear, or north elevation. A non-historic garage and three non-historic sheds are located to the north of the twin dwelling.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-1817

1. Name of Property

(indicate preferred name)

historic

other

Peterson-Tracey Duplex #2 (preferred), Peterson-Tracey-Perry House

2. Location

street and number 136-138 Church Lane

not for publication

city, town Cockeysville

vicinity

county Baltimore County

3. Owner of Property

(give names and mailing addresses of all owners)

name Margaret E. Peterson and Nancy L. Tracey

street and number 136 Church Lane

telephone Not Available

city, town Cockeysville

state MD

zip code 21030

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse

liber 4776 folio 107

city, town Towson

tax map 51

tax parcel 226

tax ID number 0816017641

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	
				Number of Contributing Resources previously listed in the Inventory
				<input type="checkbox"/> 1

7. Description

Inventory No. BA-1817

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Peterson-Tracey Duplex #2 was constructed circa 1926 on the north side of Church Lane in the center of the small community of Texas in Baltimore County. The two-story twin dwelling is four bays wide and features a solid random rubble stone foundation and hipped roof clad in asphalt shingles. The two-bay-deep wood frame structure is clad in wood shingles. Each apartment occupies two bays, and a two-bay wide porch with a half-hipped roof supported by tapered wood posts on stone piers shelters the two entries that pierce the central two bays. The building fronts south and sits close to the road with a parking lot and similar twin dwelling to the east. A three-light transom surmounts each sash-and-paneled single-leaf wood door with one-light sidelights over paneled dado. The three window openings of the west apartment feature 1/1 vinyl sash with vinyl surrounds while those of the east apartment contain 1/1 wood sash with square-edged wood surrounds. A single parged chimney rises from the center of the back slope of the roof. One-story, three-sided bay windows project from the sides of the dwelling. A one-story projection with a shed roof extends from the rear, or north elevation.

A non-historic garage and several non-historic sheds are located to the north of the twin dwelling. The wood frame garage, which dates to circa 1970, features a front gable roof clad in asphalt shingles. One sash-and-paneled rollup wood door and one metal rollup door pierce the façade of the structure. The building sits on a poured concrete slab foundation. Dating to circa 1970, the oldest shed is a wood frame building clad in plywood with a shed roof clad in corrugated sheet metal. The circa 1980 wood frame shed, clad in plywood, features a front gable roof clad in asphalt shingles. The two circa 1990 sheds are nearly identical, and feature gambrel roofs clad in asphalt shingles. These two wood frame buildings are clad in plywood and feature flush vertical board double-leaf doors.

8. Significance

Inventory No. BA-1817

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates circa 1926

Architect/Builder Unknown

Construction dates circa 1926

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Peterson-Tracey Duplex #2, constructed circa 1926, reflects the early 20th century history of the town of Texas as it grew from a small limestone quarry town established in the early 19th century. The twin dwelling, constructed as an apartment building for local workers, is directly related to the industrial history of the community as it would have provided accommodations to the local workers and their families. This building was most likely constructed by the same individual or company as the twin dwelling numbered 136-138 Church Lane, for they feature the same form and modest ornament. Although commonly known as a duplex, this type of building is more appropriately known as a twin dwelling, for the former term generally refers only to two-family dwellings that are divided horizontally between floors rather than vertically between bays.

Settled as early as 1801 by John Clark, the community now known as Texas, Maryland, was originally referred to as Clark's Switch. Over the next decades, the numerous quarries and mining opportunities surrounding the area drew many people to the settlement at Clark's Switch, which was soon known as Clarksville, and then as Ellengowan.¹ Throughout the 19th century, Texas was well known as a center for limestone quarries.

The quarrying of Texas limestone for commercial investment began in 1804. The availability of this resource meant prosperity not only for local builders, but also for local farmers, for a large amount of Texas limestone was burned to produce lime for the conditioning of soil. From 1804 until 1840, the quarrying of limestone around Texas increased dramatically, resulting in a total of roughly 50 limestone kilns in operation during the last half of the 19th century. In 1877 alone, there were no fewer than 42 lime kilns in or near the center of Texas, most of which were situated along the Northern Central Railway near the town's railroad station. This latter fact is probably due to the ease with which the final product could be shipped out of Texas for distribution and sale to other parts of the county.²

¹ The Heritage Committee of the Greater Timonium American Bicentennial Committee, Inc., *The Limestone Valley* (Timonium, MD: The Greater Timonium American Bicentennial Committee, Inc., 1976), p. 31.

² The Heritage Committee of the Greater Timonium American Bicentennial Committee, Inc., *The Limestone Valley* (Timonium, MD: The Greater Timonium American Bicentennial Committee, Inc., 1976), p. 129; see also *Atlas of Baltimore County, Maryland* (Philadelphia: G. M. Hopkins, 1877), p. 47.

Maryland Historical Trust

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By the mid-19th century, the community was officially known as Texas. Its change in name was apparently spurred by a nationalistic fervor that overtook the area during the Mexican-American War.³ The industrial opportunity in the town led to an increasing population in Texas. In 1881, the town's population had reached 649, nearly two and one-half times that of Cockeysville, which was located only one mile to the north. Although no employment statistics exist for this time period, it is probable that the local quarries or kilns employed the majority of the residents of Texas. With increasing interests in the quarrying of limestone and its location along the Northern Central Railway, Texas then needed to accommodate the needs of its citizens. In 1852, St. Joseph's Catholic Church was founded. To meet the educational needs of children in the town, a schoolhouse was erected prior to 1877 along Beaver Dam Road. In addition, the Baltimore County Poor House was built in 1873 just east of Texas and York Road.⁴

The residential population of Texas lived primarily along the Church Lane corridor, perpendicular to the Northern Central Railway line through the town. Even with its strong economic growth from the 1860s through the 1880s, the citizens of Texas occupied only a small geographic area around the thriving commercial center of the railroad station. Although a few of the more wealthy citizens of the town had larger, more rural properties along other improved and unimproved roads that encircled the town, the vast majority of residential structures were built at the heart of the town.⁵

By the early 20th century, the community increased its density without expanding its borders. The town continued to thrive along Church Lane. It was at this point in the history of Texas that the Peterson-Tracey Duplex #2 was constructed, most likely in response to the thriving industrial development around the community. With increased commercial development to the north of Baltimore City in the mid- and late 20th century, however, the population and building stock of Texas has begun a decline. The removal of the grade

³ J.C. Sidney, *Map of the City and County of Baltimore, Maryland, from Original Surveys* (Baltimore, MD: James M. Stephens, 1850), n.p; see also John McGrain, *From Pig Iron to Cotton Duck: A History of Manufacturing Villages in Baltimore County* (Towson, MD: Baltimore County Public Library, 1985), p. 324, and The Heritage Committee of the Greater Timonium American Bicentennial Committee, Inc., *The Limestone Valley* (Timonium, MD: The Greater Timonium American Bicentennial Committee, Inc., 1976), p. 31.

⁴ J. Thomas Scharf, *History of Baltimore City and County from the Earliest Period to the Present Day: Including Biographical Sketches of their Representative Men* (Philadelphia: Louis H. Everts, 1881), p. 882.

⁵ *Atlas of Baltimore County* (Philadelphia: G. M. Hopkins, 1877), p.47.

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crossing along Church Lane now prevents passage from York Road through to Beaver Dam Road, and the residential community has been effectively cut off from the surrounding area. Additionally, an increasing number of properties have been purchased and developed by quarry interests, and much of the 19th and early 20th century residential buildings have been demolished

9. Major Bibliographical References

Inventory No. BA-1817

- Atlas of Baltimore County, Maryland*. Philadelphia, PA: G. M. Hopkins, 1877.
Baltimore County Historic Inventory
Heritage Committee of the Greater Timonium American Bicentennial Committee, Inc.. *The Limestone Valley*. Timonium, MD: The Greater Timonium American Bicentennial Committee, Inc., 1976.
Map of Baltimore County. Philadelphia, PA: G. W. Bromley, 1915.
McGrain, John. *From Pig Iron to Cotton Duck: A History of Manufacturing Villages in Baltimore County*. Towson, MD: Baltimore County Public Library, 1985.
Scharf, Thomas J. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men*. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.
Sidney, J. C. *Map of the City and County of Baltimore, Maryland, from Original Surveys*. Baltimore, MD: James M. Stephens, 1850.

10. Geographical Data

Acreage of surveyed property .10 Acres
Acreage of historical setting Unknown
Quadrangle name Cockeysville

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Since circa 1926, the Peterson-Tracey Duplex #2 has been associated with the 4,995 square feet known as tax parcel 226 of map 51, located in the Baltimore County Tax Assessor's office.

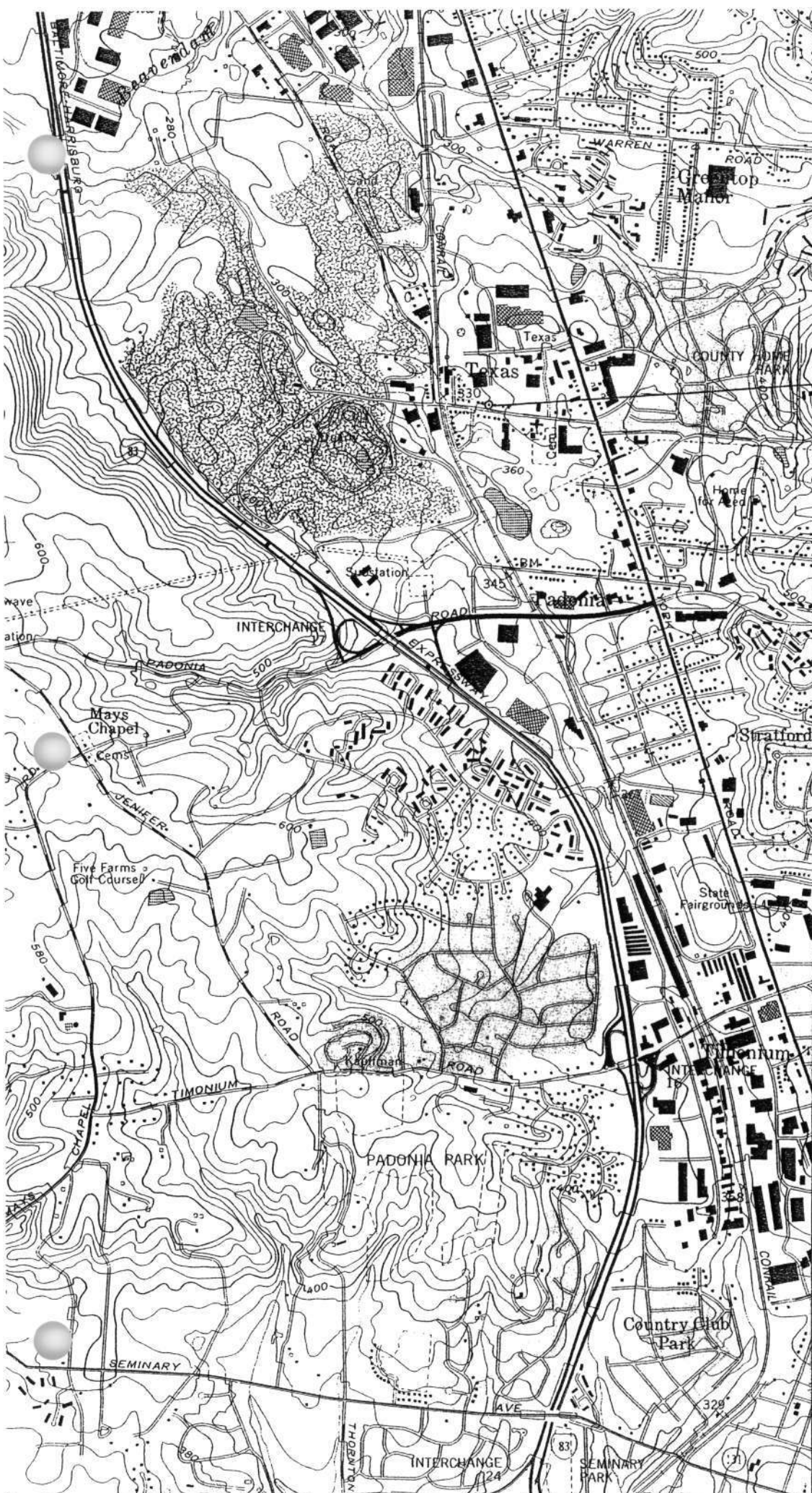
11. Form Prepared by

name/title	A. McDonald and A. Didden, Architectural Historians		
organization	EHT Tracerics, Incorporated	date	April 24, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



USGS Quad: COCKEYSVILLE
Scale: 1:24,000
BA-1817
Petersen-Tracey Duplex #2
136-138 Church Lane
Cokeysville
Baltimore County

WARREN 0.5 MI.
4370
4369
27°30"
4368
4367
TOWSON (COURTHOUSE) 3.1 MI.
BALTIMORE (UNION U.S.) 9.1 MI.
5662 INE
0.5 MI. TO MD. 45



BA-1817

136-138 CHURCH LANE, COCKEYSVILLE
BALTIMORE COUNTY, MARYLAND
TRACERIES

4/2001

MD SHPO

SOUTHWEST CORNER, CAMERA FACING
NORTHEAST



BA-1817

136-138 CHURCH LANE, COCKEYSVILLE
BALTIMORE COUNTY, MARYLAND
TRUCKERIES

4/2001

MD SHPO

NORTHEAST CORNER, CAMERA FACING
SOUTHWEST

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

136-138 Church Lane

CITY, TOWN

Texas

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☒ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Mr. Lester Perry

Telephone #: 666-1838

STREET & NUMBER

136-138 Church Lane

CITY, TOWN

Texas

VICINITY OF

STATE, zip code

Maryland 21204

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Baltimore county Courthouse

Liber #: 3844

Folio #: 320

STREET & NUMBER

York Road

CITY, TOWN

Towson

STATE

Maryland 21204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This two story duplex is two stories high and four bays wide. It is located about fifteen feet back from Church Lane and faces south. The building is rectangular with a centralized plan and has a stone foundation. The house is covered with asbestos shingles, one side being painted red and the other brown. There is a hip roof.

There are two center entrance doors, one for each side of the duplex. A transom made up of three lights is above each door. Sidelights and fluted wooden pilasters flank each door. The windows on both stories are all double hung, one over one sash windows with plain white wooden trim. There is a front entrance porch which is two bays wide and one story high. The porch is covered by a hip roof which is supported by wooden columns. The bottom half of the porch is enclosed.

The building is three bays deep. On both east and west facades there is a three paneled bay window in the north half of the house. All of the end windows are one over one double hung sash windows.

The owner indicated that the house was built or old 1884 or 1

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1924 or 1925

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

One of the newer homes in Texas, the structure is typical of the settlement pattern in the town since it was built as a duplex. It is an example of one of the houses constructed in the 20th century still using the natural material from the area as seen in the stone foundation.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Byrd Oliver

November 27, 1978

ORGANIZATION

DATE

STREET & NUMBER

Goucher College

TELEPHONE

825-3300

CITY OR TOWN

Towson

STATE

Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Chain of title 136-138 Church Lane Plat# 225

Reference

Deed Book ?? Mary Gavin to Charles Perry
3844/320

